

11 Ashton Road, Clay Cross, Chesterfield, S45 9FA

- WELL PRESENTED
- PERFECT FAMILY HOME
- 4 BEDROOMS
- ENCLOSED REAR GARDEN
- PRICED TO SELL
- FULL WIDTH CONSERVATORY
- 2 BATHROOMS
- CALL HUNTERS NOW

Guide Price £250,000

HUNTERS®

HERE TO GET *you* THERE

**** REDUCED TO A LOWER GUIDE PRICE OF £250,000
TO £260,000****

MODERN, FOUR BEDROOM DETACHED HOUSE!

**This great family home offers plenty of living space -
realistically priced to sell!**

Situated the South side of Chesterfield, Clay Cross, has
all it's own village amenities including supermarket, shops,
florists, hairdressers & much much more! Also being
ideally situated for M1, Peak District & just a short drive to
Ogston Reservoir.

As you enter this property through the entrance hall, you
will find the fitted kitchen, spacious lounge, dining room,
WC, and a large, full width conservatory.

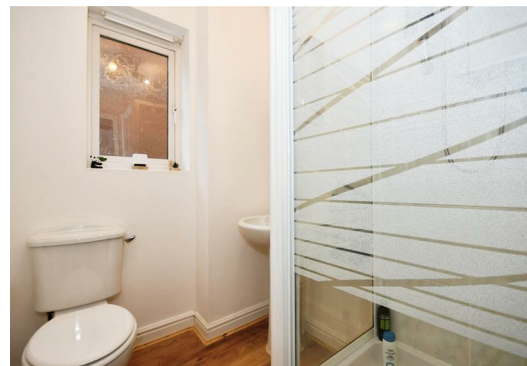
Upstairs there are four bedrooms, one with a three piece
shower room en suite, and a separate three piece suite
family bathroom.

Gas central heating and uPVC double glazing.

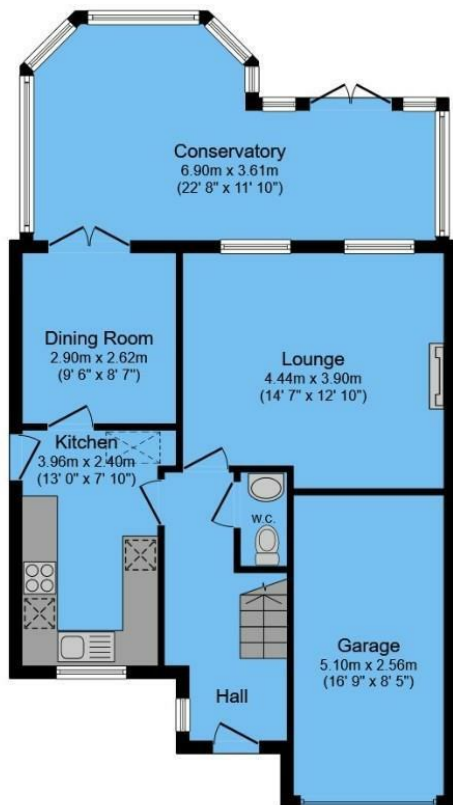
Enclosed rear garden which is designed for low
maintenance with patio and decking with
summerhouse/outside bar. Off street parking for three
cars at the front as well as an integral garage.

Call Hunters now to make this your new family home!

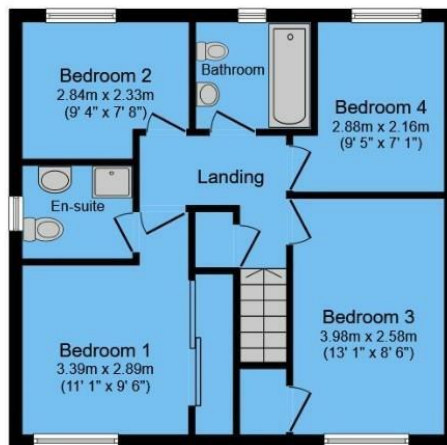
Freehold, Tax Band D, EPC Rating D.







Ground Floor



First Floor

Total floor area 129.4 m² (1,393 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Powered by www.focalagent.com

Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>